

Development Fees



This brochure outlines fees which the Facilities Financing Section of the Planning Department collects as part of the costs of land development in the City of San Diego. Facilities Benefit Assessments (FBA) or Development Impact Fees (DIF) are charged for development in all planned urbanizing and urbanized communities within the City of San Diego. A developer usually pays one or the other (FBA or DIF), not both. This money is used by the City to provide needed public facilities such as streets, libraries, parks, and fire stations. The fees must generally be paid to the Information and Application Services Division of the Development Services Department prior to the issuance of a building permit.

The Facilities Financing Section also assesses Housing Impact Fees. These fees were adopted by Ordinance O-17454 on April 16, 1990. This fee is applicable on new construction, additions or interior remodeling to accommodate a change from the structure's current use. These fees are only applicable on non-residential development. These fees were established to meet, in part, the affordable housing needs of San Diegans.

If you have any questions about any of these fees, the last page of the brochure contains a list of the Facilities Financing Section personnel who will help you.

**FEES ARE SUBJECT TO CHANGE PER UPDATE PROCESS.
CHECK WITH FACILITIES FINANCING PROJECT MANAGER FOR CURRENT FEES.**

September 19, 2005 COMMUNITY	FISCAL YEAR 2006 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE								
	Single Family Unit	Multi- Family Unit	Commercial Acre	Industrial Acre	Institu- tional Acre	Commercial/Indus'l		SPF Single- Family	SPF Multit- Family
						Trans\$/ ADT	Fire\$/1000 SF GBA		
Planned Urbanizing Communities									
Black Mountain Ranch	33,746	23,622	11,170 (a) (b)	5,812 8,490 (a)	111,693	-	-	-	-
Carmel Mt. Ranch	-	-	-	-	-	-	-	-	-
Carmel Valley - N	19,032	13,323	70,609	65,660	67,944	-	-	-	-
Carmel Valley - S	19,032	13,323	70,609	65,660	67,944	-	-	-	-
Del Mar Mesa	59,225(c)	41,458	122,004	-	-	-	-	-	-
Fairbanks Ranch	15,018	10,513	46,531	-	-	-	-	-	-
Miramar Ranch North(d)	-	-	-	-	-	-	-	-	-
Mira Mesa	15,171	10,619	93,905	32,919- 43,085	-	-	-	-	-
North University City	10,335	7,235	-	-	-	696(e)	-	-	-
Otay Mesa (f)	13,087	9,161	75,253 101,981	26,174 26,088	-	-	-	-	-
Pacific Highlands Ranch	31,056 21,119 (g)	21,740	250,560	167,041	89,088	-	-	-	-
Rancho Bernardo	301/201(h)	301/141(h)	2,106	602	-	-	-	1,366/641(h)	954/449(h)
Rancho Encantada	2,290	1,603	-	-	-	-	-	-	-
Rancho Peñasquitos	17,466	12,227	104,795	-	-	-	-	-	-
Sabre Springs	3,736	2,615	653(a)	330 (a)	-	-	-	-	-
San Pasqual	1,680	1,176	-	-	-	168	-	-	-
Scripps Miramar Ranch	4,723	3,306	93,226	56,200	32,162	-	-	5,917	5,917
Tierrasanta	4,909	3,436	26,372	14,726	-	-	-	-	-
Torrey Highlands (m)	61,900	43,331	110,801- 373,256(i)	332,940	-	-	-	-	-
Via de la Valle	3,196	-	-	-	-	-	-	-	-
Urbanized Communities									
Barrio Logan	920	920	-	-	-	51	-	-	-
Centre City	3,970	3,970	-	-	-	1,700	320	-	-
Clairemont Mesa	4,261	4,261	-	-	-	42	105	-	-
College Area	2,484	2,484	-	-	-	175	-	-	-
Golden Hill	8,124	8,124	-	-	-	115	221	-	-
Kearny Mesa	7,536	7,536	-	-	-	61	66	-	-
La Jolla	4,794	4,794	-	-	-	171	148	-	-
Linda Vista	1,764(j)	1,764(j)	-	-	-	98	188/91(k)	-	-
Mid City (l)	2,417	2,417	-	-	-	75	5	5,376	4,032
Midway/Pacific Highway	6,526	6,526	-	-	-	842	15	-	-
Mission Beach	1,590	1,590	-	-	-	148	-	-	-
Mission Valley	11,621	11,621	-	-	-	251	323	-	-
Navajo	2,162	2,162	-	-	-	152	-	-	-
North Park (l)	4,080	4,080	-	-	-	62	115	5,376	4,032
Ocean Beach	3,063	3,063	-	-	-	188	268	-	-

September 19, 2005 COMMUNITY	FISCAL YEAR 2006 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE								
	Single Family Unit	Multi- Family Unit	Commercial Acre	Industrial Acre	Institu- tional Acre	Commercial/Indus'l		SPF Single- Family	SPF Multit- Family
						Trans\$/ ADT	Fire\$/1000 SF GBA		
Old San Diego	4,582	4,582				615	277	-	-
Otay Mesa-Nestor	2,171	2,171	-	-	-	50	104	-	-
Pacific Beach	2,431	2,431	-	-	-	46	120	-	-
Peninsula	3,020	3,020	-	-	-	146	114	-	-
San Ysidro	3,486	3,486	-	-	-	69	72	-	-
Serra Mesa	6,516	6,516	-	-	-	226	587	-	-
Skyline/Paradise Hills	5,632	5,632	-	-	-	123	230	-	-
Southeastern San Diego	5,559	5,559	-	-	-	290	70	-	-
Tijuana River Valley	3,486	3,486	-	-	-	69	72	-	-
Torrey Pines	9,180	9,180	-	-	-	327	-	-	-
South University City	1,778	1,778	-	-	-	91	-	-	-
Uptown	7,665	7,665	-	-	-	119	74	-	-

Key:
 SPF - Special Park Fee
 SF - Square Foot
 DIF - Development Impact Fee
 ADT - Average Daily Trip
 GBA - Gross Building Area
 FBA - Facilities Benefit Assessment

Notes:

- Assessment per 1,000 sq. ft. of Building Area
- Hotel Rate = \$14,288/Room, Golf Course Rate = \$1,259,269/Course
- AR-1-2 (New Land Use Code) Zone Single Family - \$50,496
- Fee Dependent on Development Agreements. Check with Project Manager.
- Applies to Commercial & Industrial development in the North University City Community area.
- Otay Mesa is divided into West and East Sub-Areas. Facilities Benefit Assessment may be prorated for interim land use developments.
- Del Mar Highlands Estates ONLY.
- Vista del Lago ONLY
- Local Mixed Use - \$475,754 per acre (net of residential area)
- Includes \$91 per DU for the Linda Vista Community Center
- An addition of \$91 per 1,500 sq. ft. of Commercial Building Area will be allocated to the Linda Vista Community Center
- Credit against DIF is given for SPF.
- Excludes Fairbanks Highlands.

**Schedule of Interim Development Impact Fees
For Subarea II of the North City Future Urbanizing Area***

LAND USE	FY 2005 FEES
Estate Home (Density of 1, or fewer, per acre)	\$27,895 per unit
Single Family Detached	\$23,246 per unit
Multi Family Attached	\$16,272 per unit
Commercial	
a. Retail	\$49,371 per 1000 sq. ft. of Gross Building Area
b. Office	\$20,256 per 1000 sq. ft. of Gross Building Area
c. Employment Center	\$15,404 per 1000 sq. ft. of Gross Building Area
d. Service	\$25,109 per 1000 sq. ft. of Gross Building Area

* These fees will be in effect until a Public Facilities Financing Plan is approved by Council.

**CITYWIDE HOUSING IMPACT FEE
Rates Effective July 1, 1996**

These fees are deposited into the San Diego Housing Trust Fund to meet, in part, affordable housing needs in San Diego. The fees are collected for non-residential development and must be paid to the Planning Department prior to the issuance of a building permit. Fees subject to annual adjustment.

Type of Use	Fee Per Square Foot
Office	\$1.06
Hotel.....	\$0.64
Research & Development.....	\$0.80
Retail.....	\$0.64
Manufacturing.....	\$0.64
Warehouse.....	\$0.27

Note: Some exemptions may apply for Enterprise Zone and Redevelopment Areas.

These fees can be paid at the Development Services Center (formerly City Operations Building), 3rd Floor, 1222 First Avenue, when the building permit is issued. Please contact the offices listed below for further information concerning.

Fees for Specific Projects
 Facilities Financing (619)533-3670
 (Project Manager Community Assignments Listed on Back Page)
 Copies of the Ordinance
 City Clerk..... (619)533-4000
 The Housing Trust Fund / Housing Commission..... (619)578-7582

**PLANNING DEPARTMENT
FACILITIES FINANCING SECTION**

Charlene Gabriel
(619) 533-3670
facilitiesfinancing@sandiego.gov

Program Manager

Pamela Bernasconi
(619) 533-3670
facilitiesfinancing@sandiego.gov

Supervising Project Manager

John Tracanna
(619) 533-3670
facilitiesfinancing@sandiego.gov

Supervising Project Manager

Project Managers

Angela Abeyta
(619) 533-3674
aabeyta@sandiego.gov

Vicki Burgess
(619) 533-3684
vburgess@sandiego.gov

Marco Camacho
(619) 533-3686
mcamacho@sandiego.gov

Jennifer Carroll
(619) 533-3673
jcarroll@sandiego.gov

Gary Hess
(619) 533-3678
ghess@sandiego.gov

Frank January
(619) 533-3699
fjanuary@sandiego.gov

Evelyn Lee
(619) 533-3685
elee@sandiego.gov

Cheryl Robinson
(619) 533-3679
crobinson@sandiego.gov

Arwa Sayed
(619) 533-3675
asayed@sandiego.gov

Megan Sheffield
(619) 533-3672
msheffield@sandiego.gov

Charlette Strong
(619) 533-3683
cstrong@sandiego.gov

Community Responsibilities

Black Mountain Ranch, Miramar Ranch North, Rancho Encantada,
Scripps Miramar Ranch

Barrio Logan, Golden Hill, Greater North Park, La Jolla, Mid-City,
Navajo, Serra Mesa, Skyline/Paradise Hills, Southeastern San
Diego, Torrey Pines

Existing Conditions/Data Collection, General Plan Financing
Strategy, General Plan Maintenance Fee, General Plan Public
Facilities Element, Impact Fee Consultant

Carmel Mountain Ranch, North University City, Rancho
Penasquitos, Sabre Springs, South University City

Carmel Valley North, Carmel Valley South, Fairbanks Ranch,
Subarea 2, Torrey Highlands, Torrey Hills (formerly Sorrento
Hills), Via de la Valle

Otay Mesa East, Otay Mesa West, Pacific Highlands Ranch

Balboa Park, Centre City, Clairemont Mesa, College Area,
Midway/Pacific Highway, Mission Bay Park, Mission Beach, Ocean
Beach, Old San Diego, Pacific Beach, Peninsula, Rancho Bernardo,
San Pasqual, San Ysidro-Tijuana River Valley, Tecolote Park,
Uptown

Mira Mesa, Mission Valley

Linda Vista

East Elliott, Otay Mesa-Nestor, Tierrasanta

Del Mar Mesa, Kearny Mesa

For general questions phone us at (619) 533-3670 or e-mail us at facilitiesfinancing@sandiego.gov